

Application ref: 2024/0830/P
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Date: 18 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

2 a T Design
1,107 Queens Gate
London
SW7 5AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
23 Oppidans Road
London
NW3 3AG

Proposal: Rear dormer extension and new roof lights to existing third floor flat to loft level

Drawing Nos: 01; 05; 06; 07; 10; 11; 15; 21; 26; 27; 30; 31/A; 35; Design and Access
Statement prepared by 2 a T DESIGN LTD

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 01; 05; 06; 07; 10; 11; 15; 21; 26; 27; 30; 31/A; 35

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Reasons for granting permission.

The proposal involves an alteration to the existing roof of the mid-rise, semi-detached building, to erect a rear dormer with dark grey aluminium framed windows, a new cabrio rooflight to the rear elevation, 2 x new conservation Velux windows to the front elevation (replacing a single velux window) and 2 x new conservation Velux windows to the side elevation (replacing a single velux window).

The subject building is locally listed (ref. 647) and is part of a uniform pair with no.22 The associated Local Listing is noted for its architectural and townscape significance, where intact roofscapes contribute as a key architectural feature to the Italianate villa typology.

The proposal has been redesigned from the pre-application with the the hip-to-gable roof alteration being removed from the scheme. The current proposal retains traditional hipped roof, the existing section of flat roof at the roof pitch, along with the chimney stacks. Given the surrounding context of altered rear elevations to the adjacent terrace on Oppidans Road, many of which feature dormers, the proposed alteration to erect a dormer and new rooflights is in principle considered acceptable.

The rear dormer would be set back from the building line as per the neighbouring property at 24 Oppidans Road and as recommended in the CPG Home Improvements (January 2021). In addition, the proposed rear dormer roof extension is designed to be smaller than the other existing rear dormers of the adjacent terrace on Oppidans Road. The lead surround and cheeks of the dormer are of an appropriate design and materiality.

The dormer is overall of a modest size and would have limited prominence

from the public-realm.

The new rooflights would be conservation style and of an appropriate size and number to be subordinate to the existing roof.

Overall, the proposal's impact on the locally listed building is considered acceptable and not harmful

The proposed loft floor plan would provide an acceptable level of internal amenity for a two bedroom unit.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. Views from the rear dormer and rooflight would remain commensurate with the views from existing windows to the building's rear elevation serving the lower flats.

No objections have been received. The site's history has been taken into account.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer